

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		QUINCY ST, ARLINGTON

## OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	CIANFARINI DANIEL R--ETAL		
Owner 2:	CIANFARINI MARGARET W M		
Owner 3:			
Street 1:	74 QUINCY STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476		Type:

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains .111 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1262 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	La
101	One Family		4826		Sq. Ft.	Site

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4826.000	247,900		395,300	643,200
Total Card	0.111	247,900		395,300	643,200
Total Parcel	0.111	247,900		395,300	643,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		509.67	/Parcel: 509.67

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	247,900	0	4,826.	395,300	643,200		Year end	12/23/2021
2021	101	FV	240,800	0	4,826.	395,300	636,100		Year End Roll	12/10/2020
2020	101	FV	240,900	0	4,826.	395,300	636,200	636,200	Year End Roll	12/18/2019
2019	101	FV	208,000	0	4,826.	395,300	603,300	603,300	Year End Roll	1/3/2019
2018	101	FV	208,000	0	4,826.	350,200	558,200	558,200	Year End Roll	12/20/2017
2017	101	FV	208,000	0	4,826.	293,700	501,700	501,700	Year End Roll	1/3/2017
2016	101	FV	208,000	0	4,826.	293,700	501,700	501,700	Year End	1/4/2016
2015	101	FV	196,600	0	4,826.	254,200	450,800	450,800	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
4/19/2012	Info Fm Prmt	BR	B Rossignol
11/10/2008	Meas/Inspect	189	PATRIOT
1/14/2000	Inspected	276	PATRIOT
11/18/1999	Measured	268	PATRIOT
7/23/1993		AJS	

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_

Total AC/HA: 0.11079	Total SF/SM: 4826	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON	Total: 395,347	Spl Credit	Total: 395,300
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